

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF MISSOURI

Case number (if known)

Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Columbia Hospitality Services, LLC

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 80-0934095

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Cole

County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **Columbia Hospitality Services, LLC**
Name

Case number (if known)

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☐ No.
- ☒ Yes.

If more than 2 cases, attach a separate list.

District	<u>Western District of Missouri</u>	When	<u>7/17/15</u>	Case number	<u>15-20685-drd-11</u>
District		When		Case number	

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
- ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor		Relationship	
District		When	Case number, if known

Debtor Columbia Hospitality Services, LLC
Name

Case number (if known) _____

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor Columbia Hospitality Services, LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 4, 2016
MM / DD / YYYY☒ /s/ George Pate

Signature of authorized representative of debtor

George Pate

Printed name

Title President/Secretary**18. Signature of attorney**☒ /s/ Gwen Froeschner Hart

Signature of attorney for debtor

Date April 4, 2016

MM / DD / YYYY

Gwen Froeschner Hart

Printed name

Shurtleff Froeschner Harris

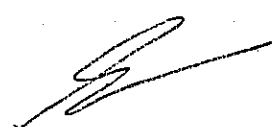
Firm name

25 N Ninth StColumbia, MO 65202-4845

Number, Street, City, State & ZIP Code

Contact phone 573-449-3874Email address gwenf@tranquility.net; lindah@tranquility.net29245

Bar number and State



State of Missouri



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

COLUMBIA HOSPITALITY SERVICES, LLC
LC1299791

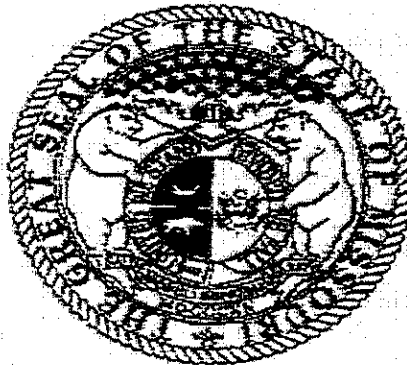
Filed its Articles of Organization with this office on the March 18, 2013, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JASON KANDER, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the March 18, 2013, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this March 18, 2013.

A handwritten signature in cursive script, appearing to read "Jason Kander".

Secretary of State



STATE OF MISSOURI



Jason Kander
Secretary of State

CORPORATION DIVISION CERTIFICATE OF GOOD STANDING

I, JASON KANDER, Secretary of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

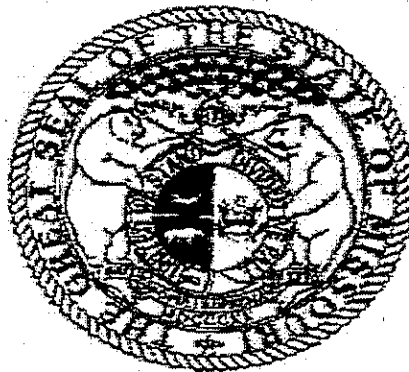
COLUMBIA HOSPITALITY SERVICES, LLC
LC1299791

was created under the laws of this State on the 18th day of March, 2013, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I have set my
hand and imprinted the GREAT SEAL of the
State of Missouri, on this, the 18th day of March,
2013

A handwritten signature in cursive script, appearing to read "Jason Kander", is written over a horizontal line.

Secretary of State



Certification Number: 15271901-1 Reference:
Verify this certificate online at <https://www.sos.mo.gov/business/soi/sos/verify.asp>



State of Missouri
Jason Kander, Secretary of State

File Number: 201307781565
LC1299781
Date Filed: 03/18/2013
Jason Kander
Secretary of State

Articles of Organization

1. The name of the limited liability company is:

COLUMBIA HOSPITALITY SERVICES, LLC

2. The purpose(s) for which the limited liability company is organized:

TO BUY, BUILD, SELL, OPERATE, MANAGE HOTELS AND RELATED ACTIVITIES

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

GEORGE PATE
Name

1803 SUN VALLEY DR, SUITE C, JEFFERSON CITY MO 65109
Address

4. The management of the limited liability company is:

☒ Manager

☐ Member

5. The duration (period of existence) for this limited liability company is:

Perpetual

6. The name(s) and street address(es) of each organizer:

GEORGE PATE, 1803 SUN VALLEY DR, SUITE C, JEFFERSON CITY MO 65109

7. The effective date of this document is:

03/18/2013

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo.)

GEORGE PATE

(Organizer Name)

LLC Operating Agreement for Single-Member LLC

1. Names

This operating agreement is made by Columbia Hospitality services, LLC, a Missouri limited liability company (Company), and George pate (Member).

2. Formation

The Company has been formed under the Missouri statute authorizing the formation of limited liability companies. The purpose of the Company is stated in the articles of organization.

3. Offices

The Company will have one or more offices at places the Member designates. The initial registered office of the Company is located at:

1803 sun valley dr Suite C
Jefferson city, Missouri 65109

and the Member is the resident agent.

4. Management

The Member has the right to manage the Company's business. The Member may delegate to another person the authority to perform specified acts on behalf of the Company.

5. Capital Contributions

The Member will contribute \$5,000, and the following property to the Company:

- office equipments, filing cabinets, copy machine, fax machines.

This property is contributed in exchange for the Member's interest in the Company. The

Member will not be paid interest on this capital contribution.

6. Taxes

For federal tax purposes, the Company will be taxed as a corporation.

7. Funds

The Member will determine the financial institution that will hold Company funds and will determine the authorized signatures on Company accounts.

8. Additional Members

The Company may admit one or more additional members upon such terms as are determined by the Company and the Member. If new members are admitted, the articles of organization and the operating agreement will be appropriately amended.

9. Distributions

The Member will determine when and how cash and other assets of the Company will be distributed.

Columbia Hospitality services, LLC
a Missouri limited liability company

Dated: 3 / 18 / 13

By: 

George pate, Sole Member

1803 sun valley dr

Jefferson city, Missouri 65109

B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Western District of Missouri

In re Columbia Hospitality Services, LLC

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept _____	\$ <u>\$200 PER HOUR</u>
Prior to the filing of this statement I have received _____	\$ <u>\$10,000 Deposit</u>
Balance Due _____	\$ <u>TO BE DETERMINED</u>

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify): _____

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify): _____

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

Negotiations with secured creditors to reduce to market value; exemption planning; preparation and filing of reaffirmation agreements and applications as needed; preparation and filing of motions pursuant to 11 USC 522(f)(2)(A) for avoidance of liens on household goods.

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Representation of the debtors in any dischargeability actions.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

April 4, 2016

Date

/s/ Gwen Froeschner Hart

Gwen Froeschner Hart

Signature of Attorney

Shurtleff Froeschner Harris

25 N Ninth St

Columbia, MO 65202-4845

573-449-3874 Fax: 573-875-5055

gwenf@tranquility.net; lindah@tranquility.net

Name of law firm

A-1 Container
1495 Old US Highway 40
Columbia MO 65202

American Family Insurance
6000 American Parkway
Madison WI 53783

Boone County Collector
801 E. Walnut, Rm 118
Columbia MO 65201

George Pate
1803 Sun Valley Dr., Ste. C
Jefferson City MO 65109

Global Equipment company
P.O. Box 905713
Charlotte NC 28290

Grand Oaks Heaing
82 Claiaren Dr.
Foristell MO 63348

H.D. Supply Solutions
P.O. Box 509058
San Diego CA 92150

Hospitality Sign Co.
c/o gusdrof Law Firm
9666 Olive Blvd.
Saint-Louis MO 63102

Jayesh Mahta
P.O. Box 104922
Jefferson City MO 65109

Koonse Glass
300 North Tenth St.
Columbia MO 65201

Nina's Hospitality
14901 S. Blackfoot Ct.
Olathe KS 66062

Pankaj Patel
P.O. Box 104922
Jefferson City MO 65109

Pate Development, Inc.
821 Estes Park Dr.
TX 76920

Private Capital Group, Inc.
160 West Canyon Crest Road
Alpine UT 84004

Promaxima Manufacturing, LTD
5310 Ashbrook
Houston TX 77081

Relax Investmentments, Inc.
1803 Sun Valley Dr., Se. C
Jefferson City MO 65109

Relax Investments, Inc.
1803 Sun Valley Dr., Ste. C,
Jefferson City MO 65109

Schaben Plastering
6694 Highway P
Westphalia MO 65085

Synergy Fire Sprinkler Protection
P.O. Box 7057
Columbia MO 65202

**United States Bankruptcy Court
Western District of Missouri**

In re Columbia Hospitality Services, LLC

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF MAILING MATRIX

The above-named Debtor(s) hereby verifies that the attached list of creditors is true and correct to the best of my knowledge and includes the name and address of my ex-spouse (if any).



Date: April 4, 2016

/s/ George Pate

George Pate/President/Secretary
Signer/Title

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)*
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)*
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)*
- ☒ *Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)*
- ☒ *Schedule H: Codebtors (Official Form 206H)*
- ☒ *Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)*
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)*
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 4, 2016

X /s/ George Pate

Signature of individual signing on behalf of debtor

George Pate

Printed name

President/Secretary

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Columbia Hospitality Services, LLC**
 United States Bankruptcy Court for the: **WESTERN DISTRICT OF MISSOURI**
 Case number (if known): _____

☐ Check if this is an
 amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
A-1 Container 1495 Old US Highway 40 Columbia, MO 65202		Trash container				\$2,191.77
American Family Insurance 6000 American Parkway Madison, WI 53783		Insurance				\$15,705.00
Boone County Collector 801 E. Walnut, Rm 118 Columbia, MO 65201		Real Estate Tax 2013 - \$74,245.05 2014 - \$64,546.52 2015 - \$52,647.99				\$191,437.56
Global Equipment company P.O. Box 905713 Charlotte, NC 28290		Equipment purchase				\$2,568.46
Grand Oaks Heating 82 Clairen Dr. Foristell, MO 63348		HVAC				\$9,560.00
H.D. Supply Solutions P.O. Box 509058 San Diego, CA 92150		Purchase of supplies				\$28,000.00
Hospitality Sign Co. c/o gusdrof Law Firm 9666 Olive Blvd. Saint Louis, MO 63102		Indoor sign				\$2,292.95
Koonse Glass 300 North Tenth St. Columbia, MO 65201		Window and doors				\$7,624.46

Debtor **Columbia Hospitality Services, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Pate Development, Inc. 821 Estes Park Dr. TX 76920		Insider Loans				\$5,000.00
Private Capital Group, Inc. 160 West Canyon Crest Road Alpine, UT 84004		2904 Clark Lane and other hotel assets		\$9,357,016.65	\$2,500,000.00	\$6,857,016.65
Promaxima Manufacturing, LTd 5310 Ashbrook Houston, TX 77081		PURhcase of exercise equipment				\$6,809.22
Relax Investments, Inc. 1803 Sun Valley Dr., Ste. C Jefferson City, MO 65109		Insider Loans				\$80,000.00

**United States Bankruptcy Court
Western District of Missouri**In re Columbia Hospitality Services, LLC

Debtor(s)

Case No.
Chapter11**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

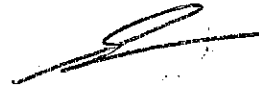
Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
---	----------------	----------------------	------------------

George Pate
1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109

100% Limited
LIABILITY Company

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **President/Secretary** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date April 4, 2016Signature /s/ George Pate
George Pate

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B*..... \$ 2,500,000.00

1b. Total personal property:

Copy line 91A from *Schedule A/B*..... \$ 9,391,700.00

1c. Total of all property:

Copy line 92 from *Schedule A/B*..... \$ 11,891,700.00

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 9,366,917.38

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 191,437.56

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 159,751.86

4. Total liabilities

Lines 2 + 3a + 3b

\$ 9,718,106.80

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLCUnited States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

☐ No. Go to Part 2.☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$200.00

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. United Missouri Bank

Checking

\$7,965.37

4. Other cash equivalents (Identify all)

5. Total of Part 1.

\$8,165.37

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

☒ No. Go to Part 3.☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

☐ No. Go to Part 4.☒ Yes Fill in the information below.

11. Accounts receivable

Debtor Columbia Hospitality Services, LLC
Name

Case number (if known) _____

11a. 90 days old or less: 1,307.21 - 0.00 = \$1,307.21
face amount doubtful or uncollectible accounts

12. Total of Part 3.

\$1,307.21

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☐ No. Go to Part 6.
☒ Yes Fill in the information below.

	General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19.	Raw materials				
20.	Work in progress				
21.	Finished goods, including goods held for resale				
22.	Other inventory or supplies See attached		\$0.00		\$500.00

23. Total of Part 5.

\$500.00

Add lines 19 through 22. Copy the total to line 84.

24. Is any of the property listed in Part 5 perishable?

- ☒ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☒ No
☐ Yes. Book value _____ Valuation method _____ Current Value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

Debtor Columbia Hospitality Services, LLC
Name

Case number (if known) _____

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48. Watercraft, trailers, motors, and related accessories <i>Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels</i>			
49. Aircraft and accessories			
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment) See attached	\$939,150.00	Liquidation	\$939,150.00

51. Total of Part 8.

\$939,150.00

Add lines 47 through 50. Copy the total to line 87.

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 2904 Clark Lane, Columbia, MO 65202 - Best Western Hotel	Fee simple	\$2,500,000.00	Liquidation	\$2,500,000.00

Attachment to Schedule B, paragraph 29

Inventory and Fixtures

Phone system and wiring	\$ 20,000.00
Laundry equipment	15,000.00
Heating and cooling system/equipment	20,000.00
Carpet	80,000.00
Permanent fixtures	40,000.00
Permanent appliances	10,000.00
Bathroom fixtures	20,000.00
Permanent art	12,000.00
Permanent headboards	16,000.00
Front desk	10,000.00
Swimming pool and filter system	20,000.00
Breakfast area counters/cupboards	30,000.00
Signs on walls internal	4,000.00
Exit signs	4,400.00
Fire extinguishing equipment	600.00
Wallpaper	8,000.00
All hard wired lighting	4,000.00
Exterior lighting attached to building	16,000.00
Guest laundry equipment	1,200.00
Room telephones	4,000.00
Bedding	16,000.00
Alarm Clocks	1,600.00
Irons and ironing boards	1,350.00
Room furniture	380,000.00
Curtains/drapes	32,000.00
Computers	1,000.00
Office furniture/equipment	1,600.00
Breakfast area furniture	8,000.00
Dressers/night stands	32,000.00
Television stands	36,000.00
Shower curtains	1,200.00
Bathroom linens	10,000.00
Housekeeping equipment	16,000.00
Swimming pool furniture	2,800.00
Workout equipment	8,800.00
Room refrigerators	8,000.00
Lobby furniture	2,200.00
Blinds/Curtains	400.00
	<hr/>
	\$ 939,150.00

Debtor Columbia Hospitality Services, LLC
Name

Case number (if known) _____

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$2,500,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor **Columbia Hospitality Services, LLC**
Name

Case number (if known)

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1	\$8,165.37	
81. Deposits and prepayments. Copy line 9, Part 2.	\$0.00	
82. Accounts receivable. Copy line 12, Part 3.	\$1,307.21	
83. Investments. Copy line 17, Part 4.	\$0.00	
84. Inventory. Copy line 23, Part 5.	\$500.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$939,150.00	
88. Real property. Copy line 56, Part 9.....>		\$2,500,000.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$0.00	
90. All other assets. Copy line 78, Part 11.	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$949,122.58	+ 91b. \$2,500,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$3,449,122.58

Fill in this information to identify the case:

Debtor name **Columbia Hospitality Services, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF MISSOURI**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

2.1 Jayesh Mahta

Creditor's Name

**P.O. Box 104922
Jefferson City, MO 65109**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

2015

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

Copy Machine

Describe the lien

Note and Security Agreement

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

Column A

Amount of claim

Do not deduct the value of collateral

\$600.00

Column B

Value of collateral that supports this claim

\$600.00

2.2 Pankaj Patel

Creditor's Name

**P.O. Box 104922
Jefferson City, MO 65109**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

June, 2015

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

Describe debtor's property that is subject to a lien

Five office computers

Describe the lien

Note and Security Agreement

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

\$1,000.00

\$1,000.00

Debtor **Columbia Hospitality Services, LLC**

Case number (if know)

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

☐ Contingent

☐ Unliquidated

☐ Disputed

2.3 Private Capital Group, Inc.

Creditor's Name

**160 West Canyon Crest Road
Alpine, UT 84004**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

8-22-13

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien
2904 Clark Lane and other hotel assets

\$9,357,016.65

\$2,500,000.00

Describe the lien

1st DOT

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☐ No

☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:
Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.4 Relax Investments, Inc.

Creditor's Name

**1803 Sun Valley Dr., Se. C
Jefferson City, MO 65109**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

7-15

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien
Maintenance equipment

\$1,000.00

\$1,000.00

Describe the lien

Note and security agreement

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:
Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$9,359,616.65

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Debtor Columbia Hospitality Services, LLC
Name

Case number (if know) _____

Name and address

On which line in Part 1 did
you enter the related creditor?

Last 4 digits of
account number for
this entity

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

2.1 Priority creditor's name and mailing address

Boone County Collector
801 E. Walnut, Rm 118
Columbia, MO 65201

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Total claim Priority amount

\$209,851.90 \$209,851.90

Date or dates debt was incurred

2013, 2014, 2015

Basis for the claim:

Real Estate Tax
2013 - \$79,932.26
2014 - \$70,206.32
2015 - \$59,713.32

Last 4 digits of account number

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

Is the claim subject to offset?

- ☒ No
☐ Yes

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1 Nonpriority creditor's name and mailing address

A-1 Container
1495 Old US Highway 40
Columbia, MO 65202

Date(s) debt was incurred 2015

Last 4 digits of account number _____

As of the petition filing date, the claim is: Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$2,191.77

Basis for the claim: Trash container

Is the claim subject to offset? ☒ No ☐ Yes

3.2 Nonpriority creditor's name and mailing address

American Family Insurance
6000 American Parkway
Madison, WI 53783

Date(s) debt was incurred 2015

Last 4 digits of account number _____

As of the petition filing date, the claim is: Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

\$15,705.00

Basis for the claim: Insurance

Is the claim subject to offset? ☒ No ☐ Yes

Debtor **Columbia Hospitality Services, LLC**
Name

Case number (if known)

3.3 Nonpriority creditor's name and mailing address
Global Equipment company
P.O. Box 905713
Charlotte, NC 28290
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$2,568.46

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Equipment purchase

Is the claim subject to offset? ☒ No ☐ Yes

3.4 Nonpriority creditor's name and mailing address
Grand Oaks Heaing
82 Clairen Dr.
Foristell, MO 63348
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$9,560.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: HVAC

Is the claim subject to offset? ☒ No ☐ Yes

3.5 Nonpriority creditor's name and mailing address
H.D. Supply Solutions
P.O. Box 509058
San Diego, CA 92150
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$28,000.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Purchase of supplies

Is the claim subject to offset? ☒ No ☐ Yes

3.6 Nonpriority creditor's name and mailing address
Hospitality Sign Co.
c/o GUSDROF Law Firm
9666 Olive Blvd.
Saint Louis, MO 63102
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$2,292.95

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Indoor sign

Is the claim subject to offset? ☒ No ☐ Yes

3.7 Nonpriority creditor's name and mailing address
Koonse Glass
300 North Tenth St.
Columbia, MO 65201
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$7,624.46

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Window and doors

Is the claim subject to offset? ☒ No ☐ Yes

3.8 Nonpriority creditor's name and mailing address
Nina's Hospitality
14901 S. Blackfoot Ct.
Olathe, KS 66062
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$1,800.73

- ☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: Lobby furniture

Is the claim subject to offset? ☒ No ☐ Yes

3.9 Nonpriority creditor's name and mailing address
Pate Development, Inc.
821 Estes Park Dr.
TX 76920
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$5,000.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Insider Loans

Is the claim subject to offset? ☒ No ☐ Yes

Debtor Columbia Hospitality Services, LLC
Name

Case number (if known)

3.10 Nonpriority creditor's name and mailing address
Promaxima Manufacturing, LTd
5310 Ashbrook
Houston, TX 77081
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$6,809.22

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Purchase of exercise equipment

Is the claim subject to offset? ☒ No ☐ Yes

3.11 Nonpriority creditor's name and mailing address
Relax Investments, Inc.
1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$80,000.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Insider Loans

Is the claim subject to offset? ☒ No ☐ Yes

3.12 Nonpriority creditor's name and mailing address
Schaben Plastering
6694 Highway P
Westphalia, MO 65085
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$3,000.00

- ☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: Drywall and stucco work

Is the claim subject to offset? ☒ No ☐ Yes

3.13 Nonpriority creditor's name and mailing address
Synergy Fire Sprinkler Protection
P.O. Box 7057
Columbia, MO 65202
Date(s) debt was incurred 2015
Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

\$2,500.00

- ☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: Fire Protection work

Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts

5a. \$ 209,851.90

5b. + \$ 167,052.59

5c. \$ 376,904.49

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 Country Music Investments, Inc. c/o George Pate
1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109

Private Capital Group, Inc.

☒ D 2.3
☐ E/F _____
☐ G _____

2.2 George Pate 1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109

Private Capital Group, Inc.

☒ D 2.3
☐ E/F _____
☐ G _____

Fill in this information to identify the case:

Debtor name Columbia Hospitality Services, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF MISSOURI

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2016 to Filing Date

☒ Operating a business
☐ Other _____

\$124,774.81

For prior year:
From 1/01/2015 to 12/31/2015

☒ Operating a business
☐ Other _____

\$52,997.70

For year before that:
From 1/01/2014 to 12/31/2014

☒ Operating a business
☐ Other _____

\$0.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from
each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Debtor **Columbia Hospitality Services, LLC**

Case number (if known)

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.1. Koonse Glass 300 North Tenth St. Columbia, MO 65201	1/15/16 \$2,500 2/12/16 \$2,500	\$0.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other
3.2. Promaxima 5310 ashlock Houston, TX 77081	2/25/16 \$2,000	\$0.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address	Dates	Total amount of value	Reasons for payment or transfer
Relationship to debtor			

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☐ None

Creditor's name and address	Describe of the Property	Date	Value of property
Private Capital Group, Inc. 160 West Canyon Crest Road Alpine, UT 84004	Foreclosure pending of 2904 Clark Lane, Columbia, MO 65202	4-5-16	\$2,500,000.00

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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Debtor Columbia Hospitality Services, LLC

Case number (if known) _____

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Synergy Fire Sprinkler v. Columbia Hospitality Services 15BA-MC01444	Mechanics Lien filed 7-15-15	Boone County Circuit Court	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. Nina's Hospitality v. Columbia Hospitality Services 15BA-MC01442	Mechanics Lien filed 7-15-15	Boone County Circuit Court	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3. Schaben Plastering v. Columbia Hospitality Services 15BA-MC01446	Mechanics Lien filed 7-15-15	Boone County Circuit Court	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.4. Koons Glass Company v. Columbia Hospitality Service 5BA-CV03336	Suit on account	Boone County Circuit Court	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.			
List unpaid claims on Official Form 106A/B (Schedule A/B: Assets - Real and Personal Property).			

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
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Debtor **Columbia Hospitality Services, LLC**

Case number (if known) _____

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Shurtleff Froeschner Harris, LLC 25 North Ninth St. Columbia, MO 65201		3/25/16	\$12,000.00
Email or website address gwenf@tranquility.net			
Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:
- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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Part 9: Personally Identifiable Information

Debtor Columbia Hospitality Services, LLC

Case number (if known) _____

16. Does the debtor collect and retain personally identifiable information of customers?

- ☒ No.
- ☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred? Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1. Regions Bank 2114 Paris Road Columbia, MO 65201	XXXX-	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	Construction checking closed 5/15 \$200; Operating checking closed 5/15 -0-; Payroll checking closed 5/15 -0-	\$0.00

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
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Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None**Part 12: Details About Environment Information**

Debtor **Columbia Hospitality Services, LLC**

Case number (if known) _____

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No.
- ☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No.
- ☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
- ☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☐ None

Business name address	Describe the nature of the business	Employer identification number Do not include Social Security number or ITIN.	Dates business existed
25.1. Columbia Hospitality Services, LLC 1803 Sun Valley Dr., Ste. C Columbia, MO 65202	Single Asset Hotel - Best Western - owner and operators	EIN: 4095	From-To 3/18/13 to date

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address	Date of service From-To
26a.1. George Pate 1803 Sun Valley Dr., Ste. C Jefferson City, MO 65109	3-18-13 to date

Debtor **Columbia Hospitality Services, LLC**

Case number (if known) _____

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address

If any books of account and records are unavailable, explain why

26c.1. **George Pate**
1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name

Address

Position and nature of any interest

% of interest, if any

George Pate

1803 Sun Valley Dr., Ste. C
Jefferson City, MO 65109

President/Secretary

100 percent

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No

☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

☒ No

☐ Yes. Identify below.

Debtor Columbia Hospitality Services, LLC

Case number (if known) _____

Name of the parent corporation

Employer identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer identification number of the parent corporation

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 4, 2016/s/ George Pate

Signature of individual signing on behalf of the debtor

George Pate

Printed name

Position or relationship to debtor President/SecretaryAre additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

**United States Bankruptcy Court
Western District of Missouri**

In re Columbia Hospitality Services, LLC

Debtor(s)

Case No. _____

Chapter _____

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Columbia Hospitality Services, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [Check if applicable]

April 4, 2016

Date

/s/ Gwen Froeschner Hart

Gwen Froeschner Hart

Signature of Attorney or Litigant

Counsel for Columbia Hospitality Services, LLC

Shurtleff Froeschner Harris

25 N Ninth St

Columbia, MO 65202-4845

573-449-3874 Fax: 573-875-5055

gwenf@tranquility.net; lindah@tranquility.net